



Minutes Formal City Council Meeting December 17, 2003

Minutes of the Formal City Council Meeting of December 17, 2003, held at 3:00 p.m. in the Harry E. Mitchell Government Center, Municipal Building, City Council Chambers, 31 E. Fifth Street, Tempe, Arizona.

COUNCIL PRESENT:

Mayor Neil G. Giuliano
Vice-Mayor Barbara J. Carter
Councilmember Leonard Copple
Councilmember Dennis Cahill
Councilmember Pamela L. Goronkin
Councilmember P Ben Arredondo
Councilmember Mark Mitchell

Mayor Giuliano called the meeting to order at 3:00 p.m.

1. CONSENT AGENDA

All items in these minutes identified with an asterisk (*) are **public hearing items**. The consent agenda is approved with one council action. Items scheduled for a first hearing will be heard but not adopted at this meeting. Items removed from the consent agenda for a separate vote are noted in the minutes.

Mayor Giuliano announced consideration of the **CONSENT AGENDA**.

Motion by Vice Mayor Carter to approve the Consent Agendas as amended (Item #4 was removed for separate consideration). Second by Councilmember Goronkin. Motion passed on a roll call vote, 7-0.

A. Miscellaneous

1. Approved **Contract #2003-214**, Purchase and Sale Agreement and Escrow Instructions between Union Pacific Railroad Company and the City of Tempe for McClintock Spur..
DOCUMENT NAME: [20031217casv01.pdf](#) **TRANSPORTATION PLANNING (1101-01)**

B. Ordinances and Items for Introduction

- q-j 2. Public hearings set for **January 8 and January 15, 2004** for a Preliminary and Final PAD for five office buildings and a sign package for Rio East Business Park located at 1851 West Rio Salado Parkway.

COMMENTS: (SunCor Development Company, property owners) **#RRC03051 #SPD-2003-96** for a Preliminary and Final PAD including site plan, landscape plan, and building elevations for five (5) one-story general office buildings (A, B, C, D, and E) consisting of 306,800 square feet on 25.44 net acres and a comprehensive sign plan, including the following:

Variances:

1. Increase the maximum allowed building height from 30 feet to 38 feet.
2. Reduce the required bicycle parking spaces by 50% (from 123 to 62).
3. Waive the building address on a freestanding monument sign located at Rio Salado Pkwy and Priest Drive, Sign "A" only.
4. To exceed the maximum allowable sign area for three (3) free standing signs from 24 square feet to 102 square feet.
5. To allow three (3) multi-tenant free standing business identification signs in the I-1 Zoning District.
6. Allow more than one (1) free standing sign on the same street frontage.

DOCUMENT NAME: [20031217dsrh04.pdf](#) **PLANNED DEVELOPMENT (0406)**

- C. Ordinances and Items for First Hearing – These items will have two public hearings before final Council action.

- q-j *3. Held the **first** public hearing for an Amended General Plan of Development for University & McClintock Crossing Commercial Center and Final Plan of Development for Firestone Tires, including a use permit, for Firestone Tires located at 1775 East University Drive.

COMMENTS: (The Focus Group, LLC, David Church, property owner) **#SGF-2003.95** for an Amended General Plan of Development for University & McClintock Crossing consisting of 29,016 s.f., on 4.86 net acres, and a Final Plan of Development for Firestone Tires consisting of 7,610 s.f. on 2.11 net acres, including the following:

Use Permit:

Allow a tire and auto service store in the PCC-1 Zoning District

DOCUMENT NAME: [20031217dsd2k02.pdf](#) **PLANNED DEVELOPMENT (0406)**

- q-j *4. ***THIS ITEM REMOVED FOR SEPARATE CONSIDERATION.***

Held the **first** public hearing for a zoning change and a Preliminary PAD, a Final PAD for Lots 1, 4 and 5, including a use permit and variances, and a Final Subdivision Plat, for Playa Del Norte located at 179 North Scottsdale Road.

COMMENTS: (Playa Del Norte LLC., City of Tempe, property owners) including the following: **#ZON-2003.18 Ordinance No. 2003.18** A zoning change from AG, Agricultural, I-1, Light Industrial, I-2, General Industrial, and PCC-1, Planned

Commercial Center, to MG, Multi-Use General District on 22.78 net acres. **#SPD-2003.90** A Preliminary Planned Area Development consisting of 90,000 square feet of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 square feet for restaurants and an additional 20,900 square feet of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 square feet for a restaurant (Lot 1), 112 residential condominiums (230,316 square feet in Lot 4), and 543 apartment/condominiums (742,194 square feet in Lot 5) on 12.44 net acres. (Please see list of use permit and variance on attachment #4) **#SBD-2003.91** A Preliminary and Final Subdivision Plat for six lots on 22.78 net acres.

PUBLIC HEARING:

Darlene Justus, 315 E. Garfield, Tempe. She is concerned that this project involves a developer who co-sponsored a political fund-raising event for a current member of the City Council who is running for Mayor of Tempe.

****NOTE:** This was the first public hearing and no Council action was taken. The second public hearing is currently scheduled for January 8, 2004.

DOCUMENT NAME: [20031217dsd2k01.pdf](#) **PLANNED DEVELOPMENT (0406)**

- q-j *5. Held the **first** public hearing for an Amended General and Final Plan of Development, including one variance, for Wal-Mart Store #1746-01, Groves Power Center located at 1380 West Elliot Road.

COMMENTS: (Wal-Mart Stores, Inc., property owner) **#SGF-2003.93** for an Amended General Plan of Development for the Groves Power Center consisting of a 418,880 s.f. on 38.26 net acres, and a Final Plan of Development for Wal-Mart expansion for 187,867 s.f. (115,553 s.f. existing plus 73,314 s.f. addition) on 11.79 net acres, located at 1380 West Elliot Road, including the following:

Variances:

Reduce the minimum required side yard building setback, along the east side property line of Lot 3 and along the west side property line of Lot 4, from 60 feet to 0 feet.

DOCUMENT NAME: [20031217dsht03.pdf](#) **PLANNED DEVELOPMENT (0406)**

MEETING ADJOURNED AT 3:10 p.m.

Mayor

ATTEST:

Kathy L. Matz
City Clerk

I, Kathy L. Matz, the duly appointed City Clerk of the City of Tempe, Maricopa County, Arizona, do hereby certify the above to be the minutes of the Regular Council meeting of December 17, 2003, by the Tempe City Council, Tempe, Arizona.

Dated this _____ day of _____, 2004

Kathy L. Matz
City Clerk